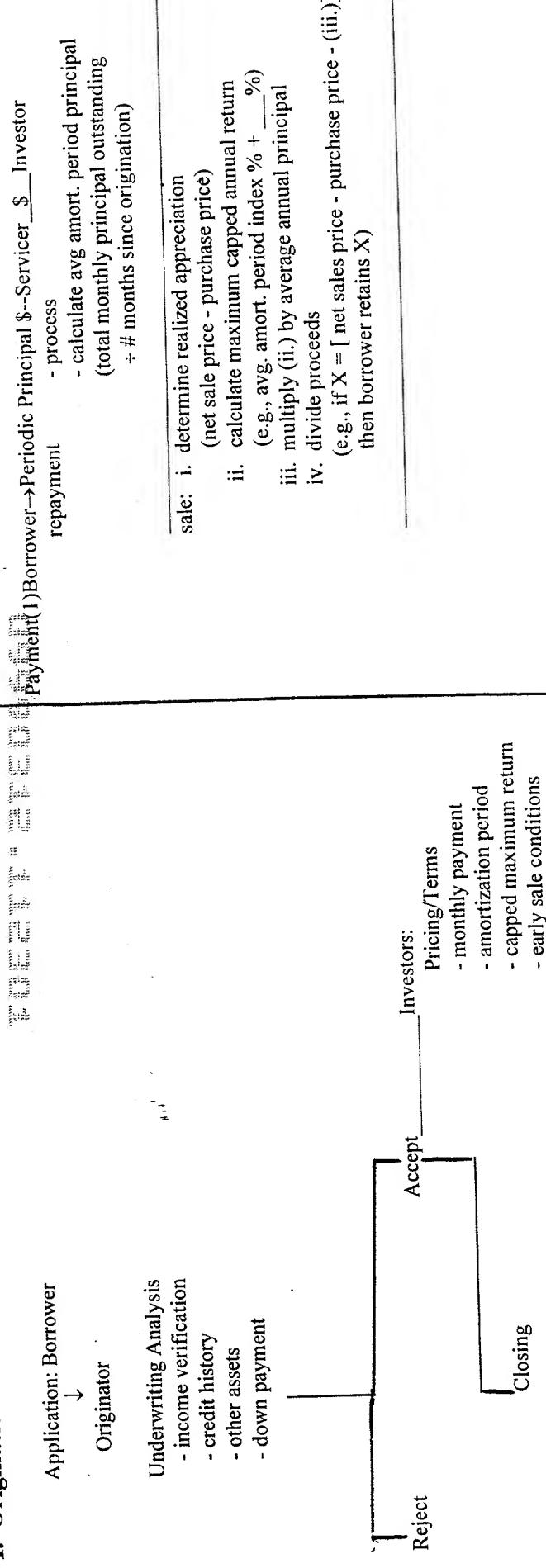


I. Origination



investor - borrower: mortgage principal \$

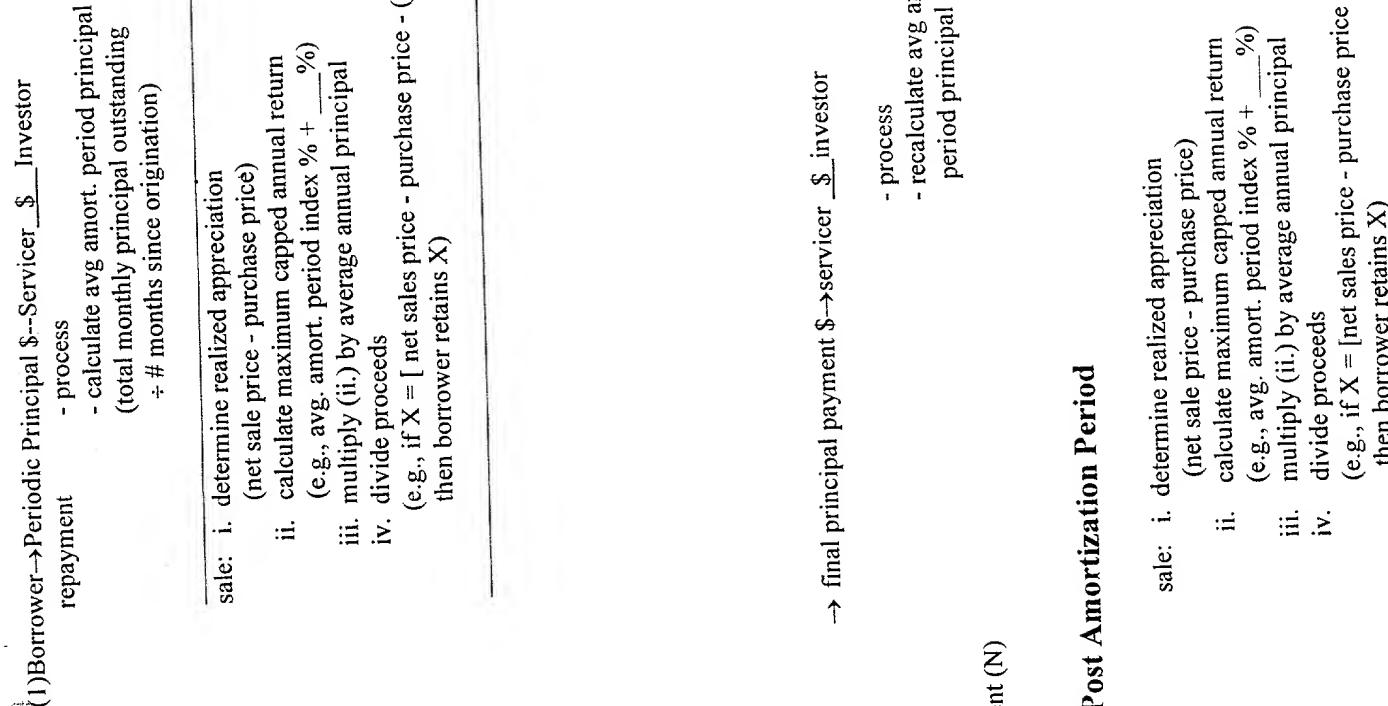
borrower - investor: mortgage loan agreement
equity participation certificate

borrower - seller: down payment \$
mortgage principal \$

seller - borrower: title

Payment (N)

II. Amortization Period - months 1 through N



III. Post Amortization Period

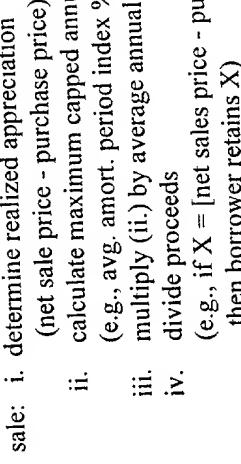
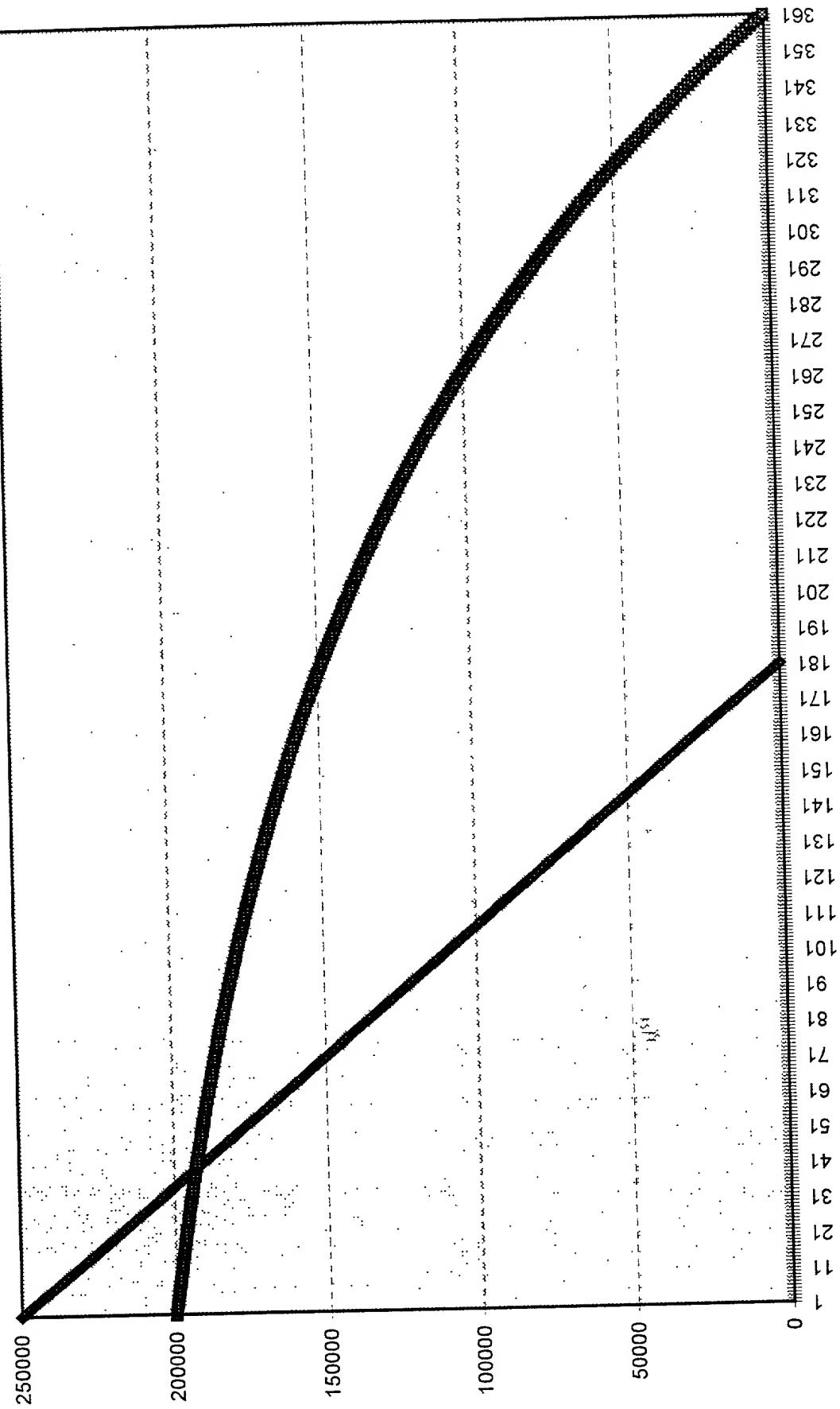


FIGURE 1

FIGURE 2

Figure 3 Principal Amortization - Equity Participation Mortgage v. 30-yr Fixed Rate @ 7.28%
Original Principal Amounts with Same Monthly Payment



Median Sales Price of Existing Single Family Homes: 1968 - 1996

Source: National Association of Realtors, Existing Home Sales Survey

